

2021

| | | | | |
|---------------|------------------|--------|---|---|
| Type: | 7 - Condo Garden | | | |
| Sty Ht: | 1 - 1 Story | | | |
| (Liv) Units: | 1 | Total: | 1 | |
| Foundation: | 1 - Concrete | | | |
| Frame: | 1 - Wood | | | |
| Prime Wall: | 7 - Brick | | | |
| Sec Wall: | | | | % |
| Roof Struct: | 2 - Hip | | | |
| Roof Cover: | 1 - Asphalt Shgl | | | |
| Color: | BRICK | | | |
| View / Desir: | N - NONE | | | |

| | | | |
|-----------|---|---------|---------|
| Full Bath | 1 | Rating: | Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 0 | Rating: | Average |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

| | |
|--|--|
| | BK; 24006 PG;159 BK; 20541 PG; 36,Building Number 1. |
|--|--|

GENERAL INFORMATION

| | |
|--------------------|-------------|
| Grade: C - Average | |
| Year Blt: 1962 | Eff Yr Blt: |
| Alt LUC: | Alt %: |
| Jurisdic: G17 | Fact: |
| Const Mod: | |
| Lump Sum Adj: | |

OTHER FEATURES

| | | | |
|---------|---|---------|---------|
| Kits: | 1 | Rating: | Good |
| A Kits: | | Rating: | |
| Frpl: | 0 | Rating: | Average |
| WSFlue: | | Rating: | |

RESIDENTIAL GRID

| | | | | | | | | | | | | |
|--------------|--------------|----|--------|---|----------|----|------|----|----|----|---|------------|
| 1st Res Grid | Desc: Line 1 | | | | | | | | | | | # Units: 1 |
| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: 4 | | BRs: 2 | | Baths: 1 | | HB 0 | | | | | |

CONDO INFORMATION

| | |
|--------------|------------------|
| Location: | F - Front |
| Total Units: | |
| Floor: | G - Ground Floor |
| % Own: | 1.927999973 |
| Name: | 10 - 6022 |

REMODELING

| | |
|------------|--|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---------|-----|-----|----|
| 1 | 4 | 2 | 1 |
| | | | |
| | | | |
| | | | |
| | | | |
| Totals | | | |
| 1 | 4 | 2 | |

INTERIOR INFORMATION

| | | | |
|----------------|----------------|--------------|-----|
| Avg Ht/FL: | STD | | |
| Prim Int Wall: | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 4 - Carpet | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

DEPRECIATION

| | | |
|-------------|-----------|------|
| Phys Cond: | GD - Good | 24. |
| Functional: | | |
| Economic: | | |
| Special: | | |
| Override: | | |
| Total: | | 24.5 |

CALC SUMMARY

| | |
|--------------------|------------|
| Basic \$ / SQ: | 320.00 |
| Size Adj.: | 1.42307687 |
| Const Adj.: | 1.00747490 |
| Adj \$ / SQ: | 458.789 |
| Other Features: | 35728 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.23000002 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 410746 |
| Depreciation: | 100633 |
| Depreciated Total: | 310113 |

COMPARABLE SALES

| Rate | Parcel ID | Type | Date | Sale Price |
|-------------------|-----------|--------------|--------|------------|
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| WtAv\$/SQ: | | AvRate: | | Ind.Val |
| Juris. Factor: | 1.00 | Before Depr: | 564.31 | |
| Special Features: | 0 | Val/Su Net: | 477.08 | |
| Final Total: | 310100 | Val/Su SzAd | 477.08 | |

MOBILE HOME

| | | | | | | | | | |
|-------|--|--------|--|-----------|--|-------|--|--------|--|
| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|-------|--|--------|--|-----------|--|-------|--|--------|--|

SPEC FEATURES/YARD ITEMS

PARCEL ID 037.A-0001-0001.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|------|-------------|---|-----|-----|----------|------|-----|------|------------|-----|-----|-----|------|-------|------------|------|-------|--------------|
|------|-------------|---|-----|-----|----------|------|-----|------|------------|-----|-----|-----|------|-------|------------|------|-------|--------------|

[illegible]

| | | | |
|---------|-------------------|-------------------------|--------|
| More: N | Total Yard Items: | Total Special Features: | Total: |
|---------|-------------------|-------------------------|--------|

SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|--------------------|--------------|-----------|-----------|--------------|
| GLA | Gross Liv Ar | 650 | 458.790 | 298,213 |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| Net Sketched Area: | | 650 | Total: | 298,213 |
| Size Ad | 650 | Gross Are | 650 | FinArea 650 |

SUB AREA DETAIL

[illegible]

IMAGE

AssessPro Patriot Properties, Inc

